

LANDMARKS COMMISSION

Monday, September 27, 2010 - MINUTES – Regular Session

Call to Order: Time In: 7:00p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date at the Municipal Building for its September 2010 regular meeting and was called to order by Mr. Note.

Roll Call

Present: Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and Mr. Rumora

Approval of Minutes

Mr. Messerly made a motion to approve the minutes of the August 23, 2010 regular meeting as presented. Mr. Ippoliti seconded the motion.

VOTE:	AYES:	Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and Mr. Rumora
	NAYS:	None
		Motion Carried

Pending Cases

Agenda Item #1. Application #CA-10-16: Property Owners/Applicants Michael and Kathryn Green requested the replacement of the second story wood windows with vinyl windows at 13-15 East Waterloo Street. Mr. Green was present at the meeting and explained that windows on the lower level were previously replaced with vinyl.

Mr. Messerly asked if there were counterweights in the second story windows. Mr. Green stated that there were counterweights in the windows. Mr. Note then stated that the windows were historic windows.

Mr. Note asked if the applicant had considered wood windows. Mr. Green responded that he had looked into wood windows, but they were cost prohibitive.

Mr. Note stated that the Preservation Guidelines state that historic wood windows should be replaced with wood windows and cost is not indicated as a consideration.

Mr. Jarvis made a motion to approve application #CA-10-16 as presented to replace the second story wood windows with vinyl windows. Mr. Bennett seconded the motion.

VOTE:	AYES:	None
	NAYS:	Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and Mr. Rumora
		Motion Failed

Agenda Item #2. Application #CA-10-17: Property owner and Scott Stitler and applicant Jeff Graber requested to replace existing three tab shingles with dimensional shingles at 78 East Columbus Street. Mr. Graber was present and stated the application was to replace the existing asphalt shingles on the existing home and detached garage with dimensional shingles.

Mr. Jarvis asked if "High Definition" dimensional shingles would be used. Mr. Graber responded that standard dimensional shingles would be used.

Mr. Lynch made a motion to approve application #CA-10-17 as presented to allow the replacement of three tab shingles with dimensional shingles. Mr. Bennett seconded the motion.

VOTE: AYES: Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and
 Mr. Rumora
 NAYS: None
 Motion Carried

Agenda Item #3. Application #CA-10-15: Property owner David Grammel and applicant ACI Construction and Restoration requested to replace existing three tab shingles with dimensional shingles at 29 East Waterloo Street. Mr. Graber was present and stated the application was to replace the existing asphalt shingles on the existing home with dimensional shingles.

Mr. Lynch made a motion to approve application #CA-10-15 as presented to allow the replacement of three tab shingles with dimensional shingles. Mr. Jarvis seconded the motion.

VOTE: AYES: Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and
 Mr. Rumora
 NAYS: None
 Motion Carried

Old Town Report

Mr. Note stated that there was no Old Town meeting in September.

New Business

Joe Williams and Rob Harris of Wagonbrenner Development were present to discuss a proposed senior housing project at 45 East Waterloo Street. Mr. Harris handed out plans to the commission for discussion. Mr. Harris noted that brick would be used on the project, the building had four sided architecture, and the building had recess areas on the front and rear rather than a flat building.

Mr. Note asked what siding material was used. Mr. Harris responded that siding used would be high quality vinyl.

Mr. Jarvis asked if the shutters were functional. Mr. Harris responded that they were not, but would look functional and each would be half of the window in width.

Mr. Note stated that he had an issue with the use of vinyl siding and noted that composite wood would be a suitable material. Mr. Jarvis stated that in his opinion, vinyl siding would be an acceptable trade off in order to bring in the proposed development.

Multiple commission members agreed that vinyl windows were acceptable on the project.

Mr. Messerly asked if the storefronts would be leasable. Mr. Williams stated they would not, however, they would appear to be non-residential in nature.

Mr. Jarvis asked how long the project would be senior housing. Mr. Williams responded that the project would be senior housing for at least 30 years.

Mr. Williams noted that the meeting was informal and Wagonbrenner would return to the Landmarks with a formal application in the future.

Old Business

Mr. Note outlined the proposed changes to the signage section of the Preservation Guidelines he had drafted. The commission discussed the section that prohibited neon signs and decided to remove the section from the draft. The commission also discussed allowing sandwich board signs in Old Town, rather than prohibiting them per the draft. Finally, the commission discussed the application of window sign regulations. Mr. Note stated he would make changes to the proposed sign section changes for next month's Landmarks meeting.

Adjournment

Mr. Ippoliti made a motion to adjourn. Mr. Lynch seconded the motion.

VOTE:	AYES:	Mr. Bennett, Mr. Ippoliti, Mr. Jarvis, Mr. Lynch, Mr. Messerly, Mr. Note, and Mr. Rumora
	NAYS:	None
		Motion Carried

Time out: 8:18 p.m.

Tony Note, Chairperson

Date

NOTE: The minutes set forth herein are an extract of the Landmarks Commission meeting. Anyone desiring a transcript of the complete minutes of the Landmarks Commission meeting may obtain the same at a cost of \$10.00 per page.